



AGENDA

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF MINUTES

1. Regular Meeting held Tuesday, March 11, 2014

4. MINOR VARIANCE APPLICATIONS

Application Number	Property Location	Applicant/Owner	Proposal	Relief Sought
A3-2014	4477 Victoria Road South – Part Lot 20, Concession 9	Brian & Cheryl Cowan	a) To allow a minimum lot width frontage of 15 m.	a) 9.3 m

*Grand River Conservation Authority email dated April 1, 2014
County of Wellington email dated March 24, 2014 and April 2, 2014

5. ADJOURNMENT



Committee of Adjustment
March 11, 2014
9:30 am
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Barb McKay, Chair
Mayor Dennis Lever

MEMBERS ABSENT

Matthew Bulmer
Beverly Nykamp

OTHERS IN ATTENDANCE

Kerry Hillis, Black, Shoemaker, Robinson & Donaldson
Randeep Sandhu
Inderpal Grewal
Subhash Chugh
Councillor Ken Roth

1. CALL TO ORDER

The meeting was called to order at 9:30 am.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. APPROVAL OF MINUTES

Moved by D. Lever and Seconded by B. McKay

That the Minutes of the Committee of Adjustment meeting dated January 14, 2014 are hereby adopted as presented.

CARRIED.

4. APPLICATIONS

1. GSB Properties Ltd. – 7294 Mason Road – Front Part Lot 25, Concession 7 - #A-2/2014 – D13 GSB

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85:

To allow an existing building referred to as a “New Metal Quonset Building” as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 to permit a reduced setback from the centreline of a highway from 27 metres to 11.86 metres; and

To allow an existing building referred to as a “Metal Clad Building” as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 to permit a reduced setback from the centreline of a highway from 27 metres to 11.34 metres.

Kerry Hillis of Black, Shoemaker, Robinson & Donaldson advised that a revised notice was circulated to include relief for "Metal Clad Building."

An email from Grand River Conservation Authority dated March 4, 2014 advised there are no comments as the property is not regulated by GRCA.

Mayor Lever inquired about the ramp.

Kerry Hillis advised the ramp is temporary and portable.

B. McKay, Chair advised conditions have been included in the decision to address the concern raised by Matthew Bulmer regarding the relocation of the buildings at the applicant's expense should the Township widen Mason Road.

Moved by D. Lever and Seconded by B. McKay.

That the application by GSB Properties Ltd., 7294 Mason Road:

- 1) To allow an existing building referred to as a "New Metal Quonset Building" as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 to permit a reduced setback from the centreline of a highway from 27 metres to 11.86 metres; and
- 2) To allow an existing building referred to as a "Metal Clad Building" as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 to permit a reduced setback from the centreline of a highway from 27 metres to 11.34 metres.

be approved conditional upon the following:

- a) The applicant register notice on title to the Corporation of the Township of Puslinch's satisfaction which acknowledges and provides notice that in the event the Township widens Mason Road the "New Metal Quonset Building and/or Metal Clad Building" as identified on a sketch prepared by Black, Shoemaker, Robinson & Donaldson Limited dated November 12, 2013 will be relocated at the owner's expense and in compliance with the setbacks established in the Township's zoning by-law at that time; and
- b) That the said notice be registered on title at the expense of the applicant and proof of registration be submitted to the Township no later than August 30, 2014; or
- c) If deemed appropriate by the Township's solicitor items conditions (a) and (b) above may be addressed through the Site Plan Agreement entered into by applicant with the Corporation of the Township of Puslinch provided the Site Plan Agreement is entered into and registered on title no later than December 31, 2014.

CARRIED.

5. NEXT MEETING

Tuesday April 8, 2014.

6. AJOURNMENT

The meeting adjourned at 9:50 am.



The Corporation of The Township of
Puslinch
7404 Wellington Rd. 34, R.R. #3
Guelph, ON N1H 6H9
(Tel) 519-763-1226
(Fax) 519-763-5846
planning@puslinch.ca

COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

Brian & Cheryl Cowan
4477 Victoria Road South
MINOR VARIANCE APPLICATION #A-3/2014 – Brian & Cheryl Cowan

Please take note that under Section 45(1), of the *Planning Act*, the Committee of Adjustment and Consent of the Township of Puslinch will hear the application of:

Name of Owner(s): Brian & Cheryl Cowan
Agent: Jeff Buisman, VanHarten Surveying Inc.
Location: 4477 Victoria Road South
Part Lot 20, Concession 9
Township of Puslinch, County of Wellington

Meeting Place, Date & Time: Council Chambers
Township of Puslinch Municipal Office
Tuesday, April 8, 2014 at 9:30 a.m.

Zone Requirements: Comprehensive Zoning By-law 19/85, as amended:

Section(s) of By-law	Requirements	Proposed	Difference
5(3)(e)(iv)	Minimum lot width 24.3 m.	To allow a minimum lot width frontage of 15 m.	Total relief being requested is 9.3 m.

A key map showing the location of the subject land is included as part of this notice.


This is a Public Hearing and if you are aware of any persons interested or affected by this application and who have not received a copy of this notice, you are hereby requested to inform them. Any person may attend the Public Hearing to make a verbal presentation in support of or in opposition to the proposed variance. Additional information regarding this application is available to the public prior to the Hearing and may be obtained by contacting the Planning/Zoning Department, 7404 Wellington Road 34, Aberfoyle during normal working hours. If you wish to submit written comments on this application, you are requested to forward such comments to the Secretary-Treasurer of the Committee at the address shown above prior to the Hearing or you may e-mail your comments to: planning@puslinch.ca. Please be advised that since this is a public process, any written comments will be provided to the applicant.

The applicant, or his agent, is requested to attend the Hearing of this application and, in the event the applicant/agent does not attend, the Committee may defer the application to a future meeting, or the application may be considered without any further input from the applicant or his agent.

WHERE THE SUBJECT PROPERTY IS WITHIN 60 METRES OF AN APPROVED PLAN OF SUBDIVISION OR CONDOMINIUM AND NOTICE HAS BEEN PROVIDED TO THE OWNER, THE TOWN REQUESTS THAT ALL PROSPECTIVE PURCHASERS WHO MAY BE AFFECTED BE NOTIFIED OF THIS APPLICATION.

If you wish to be notified of the Decision of the Township of Puslinch Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

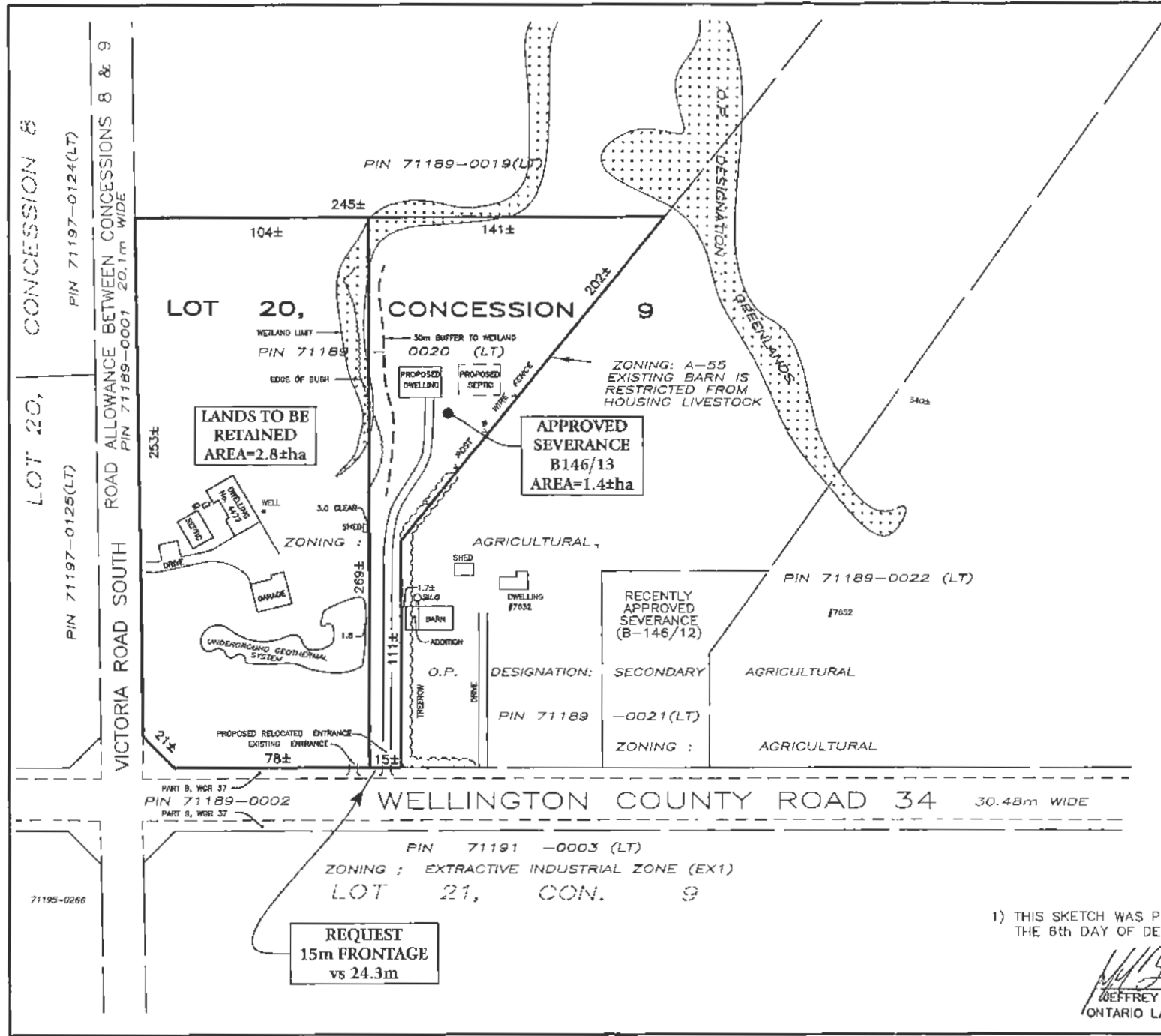
To appeal the decision to the Ontario Municipal Board, send a letter to the Secretary-Treasurer for the Township of Puslinch Committee of Adjustment outlining the reasons for the appeal. You must enclose the appeal fee of \$125 for each application appealed, paid by cheque, made payable to the Ontario Minister of Finance.



Karen Landry
Secretary-Treasurer

DATED: Friday, March 21, 2014

Copied to: COA Committee Members; Property owners within 60 m;
Aldo Salis, Jameson Pickard, County of Wellington; Grand River Conservation Authority
Karen Landry, CAO/Clerk; Robert Kelly, CBO; Puslinch Planning Advisory Committee



SUBJECT PROPERTY



MINOR VARIANCE SKETCH
PART OF LOT 20, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE: 1 - 2000


0 20 40 80 120 metres

VAN HARTEN SURVEYING INC.

- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT (NE).
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURE, GREENLANDS & CORE GREENLANDS.
 4. DISTANCES TO BARNS ARE TAKEN FROM GRCA WEBSITE.
 5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 6. N.T.S. DENOTES NOT TO SCALE.
 7. WETLAND LIMIT MARKED BY GRCA

1) THIS SKETCH WAS PREPARED ON THE 6th DAY OF DECEMBER, 2013

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 840 - 4113 www.vanharten.com	
DRAWN BY: JAM	CHECKED BY: JEB	PROJECT No. 17482-07

Mar 05, 2014-9:43am
G:\PUSLINCH\CON9\ACAD\MV PT20(COWAN) UTM 2010.dwg

Joony Babu

From: Nathan Garland <ngarland@grandriver.ca>
Sent: Tuesday, April 01, 2014 2:58 PM
To: Joony Babu
Subject: RE: Committee of Adjustment - Application #A-3/2014 - Brian & Cheryl Cowan

Joony,

We have no objections to this applications based on the nature of the minor variance.

Regards,

Nathan Garland
Resource Planner
Grand River Conservation Authority
(519) 621-2763 EXT. 2236

From: Joony Babu [<mailto:jbabu@puslinch.ca>]
Sent: March-21-14 11:45 AM
To: Aldo Salis; jamesonp@wellington.ca; Nathan Garland; Robert Kelly; Planning Advisory Committee
Subject: Committee of Adjustment - Application #A-3/2014 - Brian & Cheryl Cowan

Hi,

Please find attached a Notice of Public Hearing for the above application.

Please note, the hearing is scheduled for April 8, 2014 at 9:30 a.m.

If you have any comments in addition to those previously provided, kindly forward them to my attention by March 31, 2014.

Thank you,

Joony Babu

Township of Puslinch
519-763-1226 ext. 225

Joony Babu

From: Jameson Pickard <jamesonp@wellington.ca>
Sent: Monday, March 24, 2014 10:36 AM
To: Joony Babu
Subject: Minor Variance comments A3/2014
Attachments: Puslinch MV-A3-2014.pdf

Hi Joony,

Please find attached to this email a copy of the County of Wellington Planning Departments comments for application A3/2014 (Brian & Cheryl Cowan).

Please contact me if you have any questions or concerns.

Regards,

Jameson

Jameson Pickard | Junior Planner | Planning and Development Department
County of Wellington | 74 Woolwich Street | Guelph | Ontario | N1H 3T9
[519\) 837-2600 x2300](tel:5198372600) | fax [519\) 823-1694](tel:5198231694) | jamesonp@wellington.ca | www.wellington.ca

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COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519.837.2600
T 1.800.663.0750
F 519.823.1694

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

March 24th, 2014

BY E-MAIL klandry@puslinch.ca

Mrs. Karen Landry, CAO
Township of Puslinch
R. R. 3 (Aberfoyle)
Guelph, Ontario N1H 6H9

Dear Mrs. Landry:

**Re: Proposed Minor Variance – #A3/2014 (Brian & Cheryl Cowan)
Part Lot 20, Concession 9
4477 Victoria Road South, Township of Puslinch**

Thank you for circulating the above-noted application to our office for review. Please be advised that the following comments have been made without the benefit of a site visit.

It is our understanding that relief is being sought for a reduced frontage of 15 m (49.2 ft.) on the severed parcel, whereas a minimum frontage of 24.3 m (79.7 ft.) would normally be required.

This application would satisfy a condition of severance application B146/13 which was granted provisional consent February 13, 2014. We would have no concerns with this request.

As this property fronts onto a County road we have circulated the minor variance to Engineering Services for their consideration. Their comments on the minor variance, if any, will be available under separate cover.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

Jameson Pickard
Junior Planner

Joony Babu

From: Jameson Pickard <jamesonp@wellington.ca>
Sent: Wednesday, April 02, 2014 8:37 AM
To: Joony Babu
Cc: Pasquale Costanzo
Subject: RE: Minor Variance comments A3/2014

Joony,

The application was forwarded to Pasquale Costanzo. I Spoke with him briefly about this application I don't think there were any concerns from the Engineering Services. I have cc'd Pasquale on this email so that he can confirm his position.

Regards,

Jameson

Jameson Pickard | Junior Planner | Planning and Development Department
County of Wellington | 74 Woolwich Street | Guelph | Ontario | N1H 3T9
(519) 837-2600 x2300 | fax (519) 823-1694 | jamesonp@wellington.ca | www.wellington.ca

From: Joony Babu [<mailto:jbabu@puslinch.ca>]
Sent: Tuesday, April 01, 2014 5:46 PM
To: Jameson Pickard
Subject: RE: Minor Variance comments A3/2014

Hi Jameson,

I am in the process of preparing the agenda and corresponding documents to be circulated for application A3/2014 (Brian & Cheryl Cowan). Can you please advise to whom the minor variance was forwarded in the Engineering Services, so we can ensure any comments/concerns they have is noted and addressed.

Thank you,

Joony

Township of Puslinch
519-763-1226 ext. 225

From: Jameson Pickard [<mailto:jamesonp@wellington.ca>]
Sent: Monday, March 24, 2014 10:36 AM
To: Joony Babu
Subject: Minor Variance comments A3/2014

Hi Joony,

Please find attached to this email a copy of the County of Wellington Planning Departments comments for application A3/2014 (Brian & Cheryl Cowan).

Please contact me if you have any questions or concerns.

Regards,

Jameson

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